THE HON'BLE SRI JUSTICE L.NARASIMHA REDDY

WRIT PETITION No.4216 of 2007

Date: 15.03.2007

Between:

Nandipati Narayanamma.

....Petitioner

And

Sub-Registrar, Pamarru, Gudiwada Mandal, Krishna District and others.

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O R D E R:

Petitioner is the owner of an extent of Ac.1.82 cents of land in Survey No.795/1A of Pamarru Village, Gudiwada Mandal, Krishna District. She was issued a pattadar pass book for the same. With an object to sell the property, the petitioner is said to have approached the first respondent, with a request to furnish the details of stamp duty and registration fee payable on the document. According to the first respondent, the stamp duty must be paid on the value entered in column No.8 of the pattadar pass book. The petitioner states that the first respondent is to be guided either by the prevailing market value or the one entered in the basic value register and that the figures mentioned in the pattadar pass book cannot constitute

the basis at all. She seeks appropriate directions in this regard.

Heard the learned counsel for the petitioner and the learned Government Pleader for Revenue.

The petitioner has not yet submitted any deed of transfer before the first respondent. Therefore, there was no occasion for him, to examine the adequacy or otherwise of the stamp duty or registration charges. Even assuming that the first respondent expressed his view on the value of the property, any cause of action can be said to have arisen, if only it resulted in return of the document or non-registration thereof, on the ground that the stamp duty and registration fee are inadequate. The petitioner can point out her grievance, only when the first respondent takes a different stand and it results in a concrete action.

Hence, the Writ Petition is disposed of, leaving it open to the petitioner, to present the document before the first respondent, and approach the Court, if she feels any grievance. There shall be no order as to costs.

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15.03.2007

JSU